

EXISTING UTILITIES NOTE:

A FIELD SURVEY OF VISIBLE SURFACE UTILITIES WAS PERFORMED IN MAY 2018. RESEARCH OF UTILITY RECORDS IS STILL PENDING. SUBSURFACE UTILITIES MAY EXIST, BUT ARE NOT DENOTED HEREON.

BENCHMARK

ELEVATION: 2778.21 NAVD 88
DESCRIPTION: CGS AZIMUTH MARK DISK IN EAST CURB OF PARK BOULEVARD STAMPED "JOS 1965"
LOCATION: 44FEET NORTH OF THE APPROXIMATE CENTER OF EL REPOSO CIRCLE STREET, 31 FEET EAST OF THE CENTERLINE OF PARK BOULEVARD IN FRONT OF JOSHUA TREE FIRE STATION.

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SE 1/4 SECTION 25, BEING N89°42'00"E PER RS 52/92.

LEGEND

PROJECT BOUNDARY	---
CENTER LINE	---
EXIST. RIGHT OF WAY	---
NEW RIGHT OF WAY	---
PROPERTY LINE	P/L
BUILDING SETBACK LINE	---
EXISTING EDGE OF PAVEMENT	---
LANDSCAPED AREA	---
NEW WOOD FENCE	---
NEW WIRE AND POST FENCE	---
NEW WOOD GATE	---
FLOW DIRECTION	---

PARKING:

	ACTUAL	REQUIRED
STANDARD PARKING SPACES	91 EA.	55 EA.
HANDICAP PARKING SPACES	4 EA.	3 EA.
ELECTRIC VEHICLE	7 EA.	N/A
LOADING ZONE	1 EA.	
TOTAL SPACES	103 EA.	58 EA.
TRASH STORAGE REQUIREMENT:		
55 UNITS @ 118 S.F.	6,490 S.F.	
CLUBHOUSE	1,500 S.F.	
BACK OF HOUSE (ADJ TO CLUB HOUSE)	500 S.F.	
BACK OF HOUSE (NEAR FRONT PARKING LOT)	1,500 S.F.	
TOTAL	9,990 S.F.	
MINIMUM STORAGE AREAS REQUIRED:	48 S.F. REFUSE	48 S.F. RECYCLING

OFFICIAL USE ONLY

TOPOGRAPHIC LEGEND

AC	AIR CONDITION UNIT
ASPH	ASPHALT
BOLLARD	BOLLARD
BUILDING	BUILDING
BUSH	BUSH
CHAIN LINK FENCE	CHAIN LINK FENCE
CONCRETE	CONCRETE
CLEAN OUT-SANITARY SEWER	CLEAN OUT-SANITARY SEWER
ELECTRICAL BOX	ELECTRICAL BOX
ELECTRICAL MANHOLE	ELECTRICAL MANHOLE
ELECTRICAL STRUCTURE	ELECTRICAL STRUCTURE
ELECTRICAL VAULT	ELECTRICAL VAULT
SCREEN WALL	SCREEN WALL
RETAINING WALL	RETAINING WALL
FIRE HYDRANT	FIRE HYDRANT
FENCE	FENCE
GAS METER	GAS METER
GAS VALVE	GAS VALVE
GRATE	GRATE
GUY WIRE	GUY WIRE
HEDGE ROW	HEDGE ROW
IRRIGATION STRUCTURE	IRRIGATION STRUCTURE
JOSHUA TREE	JOSHUA TREE
LIGHT POLE	LIGHT POLE
MAILBOX	MAILBOX
PALM TREE	PALM TREE
POWER POLE	POWER POLE
PRESSURE INDICATOR VALVE	PRESSURE INDICATOR VALVE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SIGN	SIGN
STREET LIGHT	STREET LIGHT
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
TELEPHONE MANHOLE	TELEPHONE MANHOLE
TELEPHONE PEDESTAL	TELEPHONE PEDESTAL
TREE	TREE
TELEPHONE BOX	TELEPHONE BOX
TV BOX	TV BOX
UTILITY BOX	UTILITY BOX
UTILITY RISER	UTILITY RISER
UTILITY STRUCTURE	UTILITY STRUCTURE
UTILITY VAULT	UTILITY VAULT
WATER BLOW OFF	WATER BLOW OFF
WATER VALVE	WATER VALVE
WATER BACKFLOW PREVENTER	WATER BACKFLOW PREVENTER
WATER LINE	WATER LINE
ELECTRIC LINE	ELECTRIC LINE
UNDERGROUND ELECTRIC	UNDERGROUND ELECTRIC
CABLE LINE	CABLE LINE
TELEPHONE LINE	TELEPHONE LINE
IRRIGATION LINE	IRRIGATION LINE
GAS LINE	GAS LINE
SANITARY SEWER LINE	SANITARY SEWER LINE
STORM DRAIN LINE	STORM DRAIN LINE
ASPHALT	ASPHALT
ASSESSOR'S PARCEL NUMBER	ASSESSOR'S PARCEL NUMBER
CURB AND GUTTER	CURB AND GUTTER
CONCRETE	CONCRETE
EDGE OF PAVEMENT	EDGE OF PAVEMENT
EXISTING	EXISTING
MANHOLE	MANHOLE
FINISH FLOOR	FINISH FLOOR
FLOW LINE	FLOW LINE
IRON PIPE	IRON PIPE
BOUNDARY LINE	BOUNDARY LINE
PEDESTRIAN	PEDESTRIAN
UTILITY POLE	UTILITY POLE
RADIAL BEARING	RADIAL BEARING
RIGHT OF WAY	RIGHT OF WAY
SQUARE FEET	SQUARE FEET
TOP OF CURB	TOP OF CURB
WATER VALVE	WATER VALVE

APARTMENTS (JOSHUA TREE / MULTIPLE RESIDENTIAL)

SECONDARY ACCESS (EXIT ONLY)

Infiltration Area

Sewage Treatment

Main Entrance

Motor Court

Clubhouse

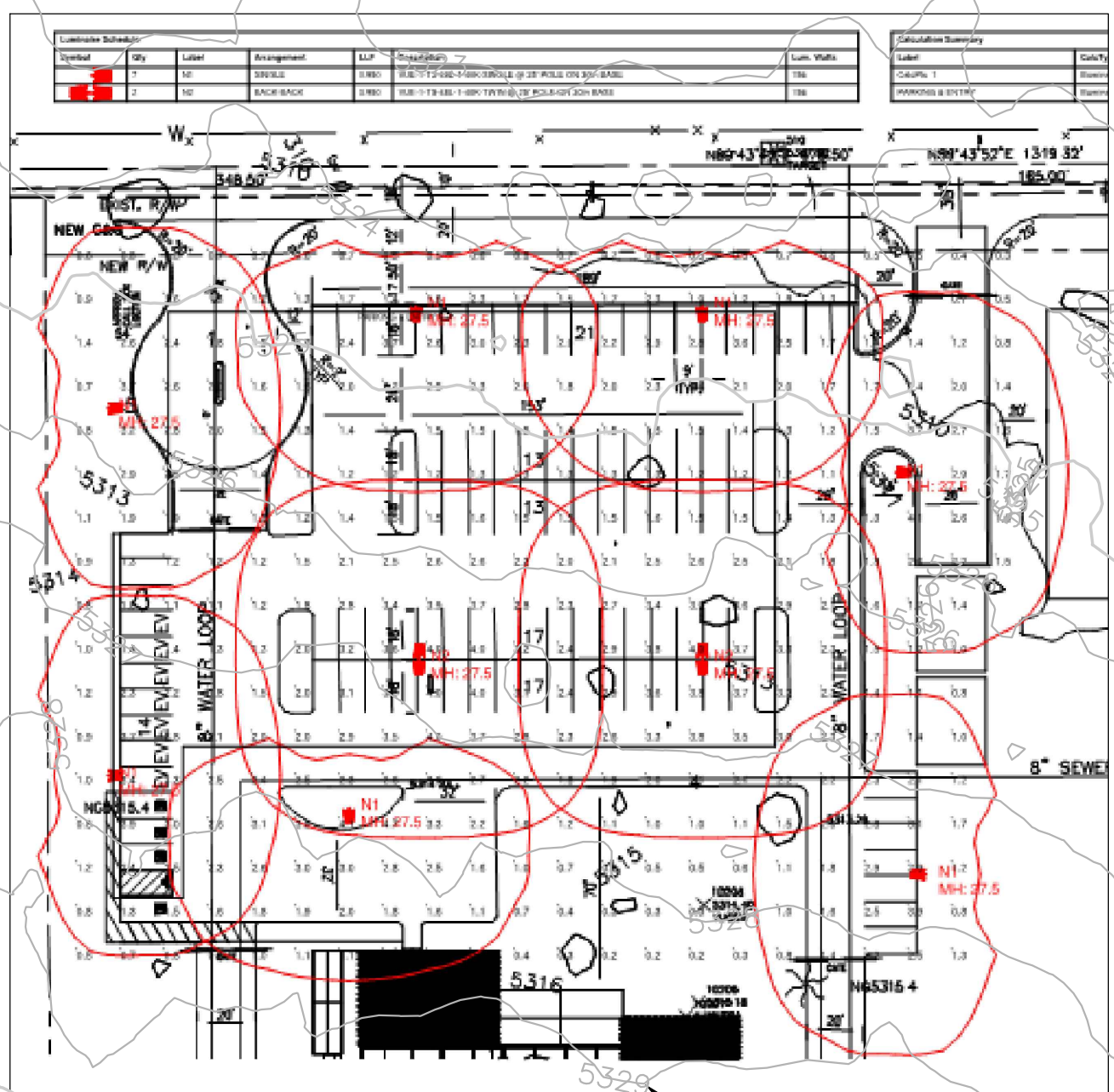
PARCEL 2
13.1 ACRES

WOOD GATE

WOOD FENCE

WIRE AND POST
GATES AND FENCING
(ENTRANCE AND PERIMETER)

PARCEL 1
8.5 ACRES
(VACANT)



PARKING LOT LIGHTING

LIGHTING NOTE:
OUTDOOR LIGHTING WILL BE
SHIELDED TO PROTECT "DARK
SKY" ENVIRONMENT.
LOW VOLTAGE TRAIL LIGHTING

MUP FOR AUTOCAMP HOTEL

EXISTING IMPROVEMENTS:

- VERBENA ROAD
- AC DIKE / CURB AND GUTTER
 - NO EXISTING SIDEWALK
 - AC ROADWAY SECTION
 - NO EXISTING STREET LIGHTS

PROPOSED IMPROVEMENTS:

ROADWAY SECTION: 3' AC OVER 4' BASE
PARKING AREA AND FIRE ROAD STRUCTURAL SECTION:
10.5" COMPACTED CLASS II BASE OVER COMPACTED
LANDSCAPED AREA: 28,730 SQ FT, 5% GROSS AREA
FENCING: 6' HIGH METAL AND WOOD AT R/W

SETBACKS AND HEIGHT LIMIT:

FRONT: 25'
SIDE: 10'
REAR: 10'
HEIGHT LIMIT: 35'

ZONING DEVELOPMENT

STANDARD:
GENERAL COMMERCIAL
UNITS: 55 TOTAL (1.0 B EDU) = 33 EDU TOTAL
DENSITY: 2.5 EDU/ACRE
CLUBHOUSE: 1500 SQ FT
BACK OF HOUSE: 1500 SQ FT
BACK OF HOUSE CLUB: 500 SQ FT
AIRSTREAM: 118 SQ FT
FLOOR AREA RATIO: 2% PROPOSED, 50% ALLOWED
LOT COVERAGE: 17% PROPOSED, 80% ALLOWED

UTILITY COMPANIES:

DOMESTIC WATER / SEWER:
JOSHUA BASIN WATER DISTRICT
RANDY MAYES 760 366-8438
ELECTRIC POWER:
SOUTHERN CALIFORNIA EDISON
909 307-6791
GAS COMPANY:
SOUTHERN GAS COMPANY
909 335-7838
TELEPHONE:
VERIZON TELECOMMUNICATION
909 748-6640

EASEMENTS:

SEE TOPOGRAPHICAL EXHIBIT

SIGN NOTE:

NO SIGNS PREPARED AT THIS TIME.

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1956, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 25, DISTANT 1650 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION, A DISTANCE OF 165 FEET; THENCE NORTH 1320 FEET; THENCE EAST 165 FEET; THENCE SOUTH 1320 FEET TO THE POINT OF BEGINNING.

THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1956, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH LINE OF SECTION 25, DISTANT 1815 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION, A DISTANCE OF 165 FEET; THENCE NORTHERLY 1320 FEET; THENCE EASTERLY 165 FEET; THENCE SOUTHERLY 1320 FEET TO THE POINT OF BEGINNING.

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND APPROVED BY THE SURVEYOR GENERAL, DATED JULY 23, 1956, DESCRIBED AS FOLLOWS:
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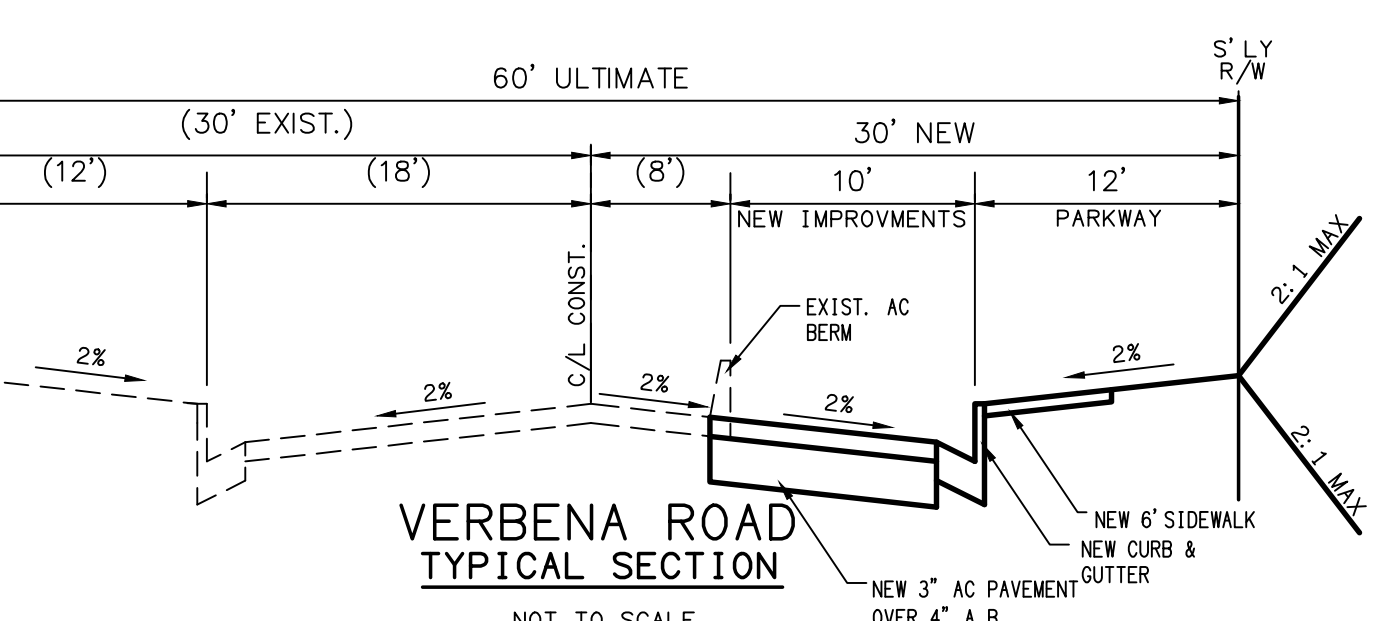
THE EAST 1 ACRE OF THE WEST 4 ACRES OF THE SOUTH 5 ACRES OF THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE, LYING WEST OF THE WEST LINE OF THE EAST 1980 FEET OF SAID SOUTHEAST 1/4 AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION, EXCEPTING THEREFROM THE SOUTH 55 FEET, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 19, 1981, INSTRUMENT NO. 81-011672, OFFICIAL RECORDS.

THE EAST 1 ACRE OF THE SOUTH 5 ACRES OF THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 1 NORTH, RANGE 6 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND ON FILE IN THE DISTRICT LAND OFFICE, LYING WEST OF THE WEST LINE OF THE EAST 1980 FEET OF SAID SOUTHEAST 1/4 AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION, EXCEPTING THEREFROM THE SOUTH 55 FEET, AS CONVEYED TO THE STATE OF CALIFORNIA BY DEED RECORDED JANUARY 19, 1981, INSTRUMENT NO. 81-011672, OFFICIAL RECORDS.

N.A.P.

PARCEL 3
3.6 ACRES
(VACANT)

VACANT / MH PARK (JOSHUA TREE / GENERAL COMMERCIAL - SIGN CONTROL PLAN)



GRAPHIC SCALE: 1" = 40'



CIVIL ENGINEERING,
LAND SURVEYING
AND BUILDING DESIGN
413 MACKAY DRIVE
SAN BERNARDINO, CA 92408
PH. (909) 384-7464
FAX (909) 384-7475

PROJECT INFORMATION			
APPLICANT:	AC JOSHUA TREE LLC	PHONE NO.:	(415) 497-6914
ADDRESS:	444 8TH STREET SAN FRANCISCO, CALIFORNIA 94103		
OWNERS:	YVETTE SO MERRAN, RICHARD S. UY, ROSEMARIE T. SO, ELIZABETH T. SO, EDISON T. SO, JEFFERSON T. SO		
ADDRESS:	1300 ALPINE AVENUE SOUTH PASADENA, CALIFORNIA 91030		
LEGAL DESC.:	SEE LEFT OF SHEET		
APPLICATION TYPE:	MUP		
ALPINE SAN BERNARDINO COUNTY A.P.N.:	0603-191-03, 0603-191-04, 0603-191-09		
SITE ADDRESS:	VERBENA ROAD JOSHUA TREE, CALIFORNIA		
PREPARED BY:	TRANSTECH	PHONE NO.:	(909) 384-7464
ADDRESS:	413 MACKAY DRIVE, SAN BERNARDINO, CA 92408		
COUNTY OF SAN BERNARDINO PLANNING AND LAND USE SERVICES		REVISIONS	
SITE IMPROVEMENT PLAN AUTOCAMP		DATE	APPR.
APNS: 0603-191-03, 0603-191-04, 0603-191-09		COUNTY ENGINEER	SCALE
PLAN NO. 18552		NAME:	HORZ. AS SHOWN
SHEET 1 OF 1		R.C.E. NO.:	VERT. N/A
		APPROVED:	DATE:

AREA	EXISTING LAND USE	LAND USE ZONING DISTRICT
SITE	Vacant	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCp)
North	Apartment	Joshua Tree/Multiple Residential (JT/RM)
South	Vacant/ MH Park	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCp)
East	Vacant	Joshua Tree/General Commercial-Sign Control Plan (JT/CG-SCp)
West	Residences	Joshua Tree/Multiple Residential (JT/RM)